

## **WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD**

**Tuesday, August 16, 2016, at 6:00 p.m.**

**Trinity Presbyterian Church – Fellowship Hall**

**400 E. University Blvd.**

**Tucson, Arizona**

# **LEGAL ACTION REPORT**

### **1. Sign in - Board Members and Guests**

Meeting Chairperson: Robert Fleming

Meeting Opened 6:00 pm

Meeting Secretary: John Birkinbine

Board Members Attending: Thomas, Ganz, Fleming, Wilhelm, Birkinbine, Rusk

Guests (sign-in sheet attached): Weinstein, Stewart, Nzomo, Miller, Schindler, Raetzman, Meyer

### **2. Approval of Minutes from July 19, 2016**

Thomas motioned, Rusk seconded - minutes unanimously approved.

### **3. HPZ-16-44, (Weinstein), 1040 N. Arizona Ave.**

Review of revised submittal for new single-family residence - Rusk motioned to approve with the condition that the stone indicated to be used at base of columns shall be basalt rock that is prevalent throughout the neighborhood. Thomas seconded, motion to approve passed 4 to 2.

It was noted that although the applicant has appeared to address the previous concerns massing, scale, proportions, balance, parking, and fencing, the Board rejects the applicant's land use in this portion of the neighborhood (that typically contains 2-bedroom residences) for a 4-bedroom residence.

### **4. HPZ-16-65, (Frog & Firkin / Meyer), 874 E. University Blvd.**

Review of proposed addition to existing structure - Birkinbine motioned to approve with the following conditions:

- a. Metal Siding - Horizontality of siding shown on Elevations helps minimize scale of new structure, however, the sample material photos presented break the horizontal design with vertical joints/framing. The horizontality shown on the Elevations should be preserved to fullest extent possible.
- b. Mechanical Platform with Railing - Applicant to provide a less visually obtrusive option (a collapsible rail was discussed).
- c. Glass Railing - On Elevations, rail is shown continuous, however sample material photo presented shows the continuity broken by vertical supports. Applicant may want to explore detailing of rail to preserve horizontal design to reflect Elevations.
- d. At the West, provide more of a separation in material between old and new construction.
- e. Provide roof overhang at north, similar to overhangs at west, south and east.

Thomas seconded, motion approved by board unanimously.

**5. HPZ-16-29, (Schindler/Dittemore), 710 N. 6th Ave.**

Review of submittal clarifying extent of window replacement work to be performed. Thomas motioned to approve as presented - Birkinbine seconded, motion approved by board unanimously.

**6. Announcements / Discussion**

Rusk elected as WUHZAB representative to work with City staff on Trinity Church-Historic Preservation Boundary Amendment (HPZ-16-28).

**7. Call to the Public**

No comments

**8. Adjournment**

Meeting Adjourned at 7:15 pm

John Birkinbine, Secretary

Robert Fleming, Chair